



MOTIVATED SELLER: \$550,000
OR LEASE: \$30/SF NNN

THE OFFICE CONDOMINIUMS AT POWERHOUSE PLAZA 495 UINTA WAY STE 250

Denver, CO 80230

PROPERTY HIGHLIGHTS

- FOR SALE OR LEASE
- 2,300 square feet
- Mezzanine level private office
- 5 exam rooms/offices
- Breakroom with kitchenette
- Waiting area



AVAILABLE SF
 2,300 RSF



BUILDING SF
 19,436 SF



ASSOCIATION DUES
 \$9.44/SF



PARKING
 3,75/1,000



TAXES
 \$9,932



YEAR BUILT
 2005

PROPERTY DESCRIPTION

The Office Condominiums at Powerhouse Plaza is located in the heart of Lowry. Suite 250 is a spectacular 2,300sf office-condo very well suited for dental, medical, and most any professional office user. Featuring a mezzanine level office, 5 private exam rooms or offices, breakroom with kitchenette, waiting area and an office manager or billing office. All exam rooms are plumbed with water, electric, and gas - ideal for a dental practice. Lots of large windows bring in natural light. The mezzanine office has spectacular views. Shops, restaurants, parks, museums, and recreational activities are all within just a couple of blocks.

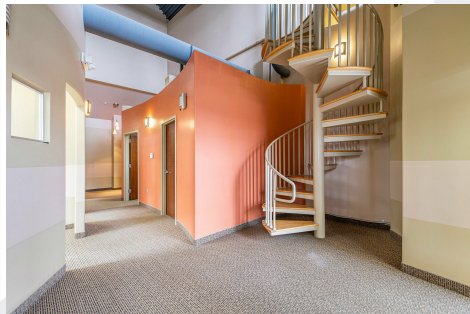
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PHOTOS OF BUILDING



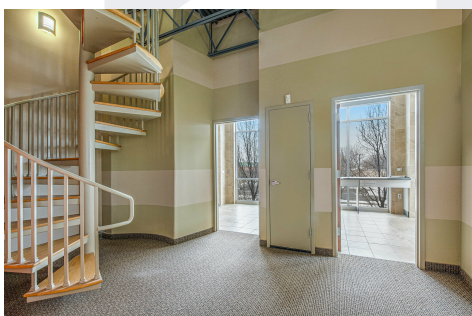
Mezzanine Office



Staircase & Hallway



Mezzanine Office



Staircase & 2 Rooms



Corner Office



Exam/Office



Breakroom



Suite Entry



Office Manager/Billing Office

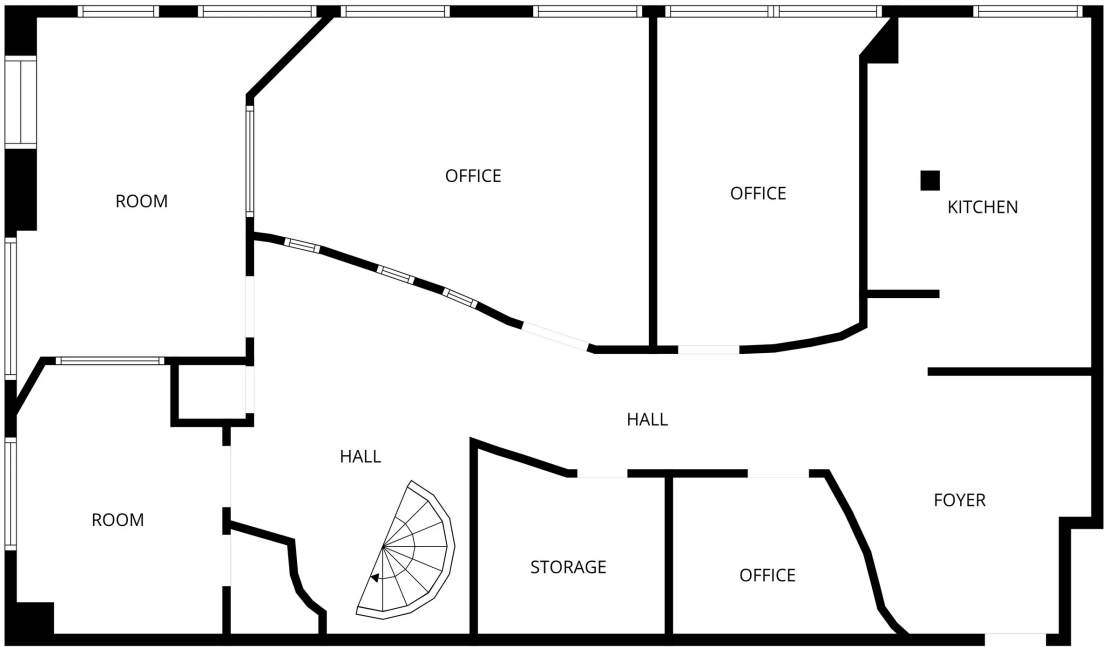
TODD BROWN

303.916.3955

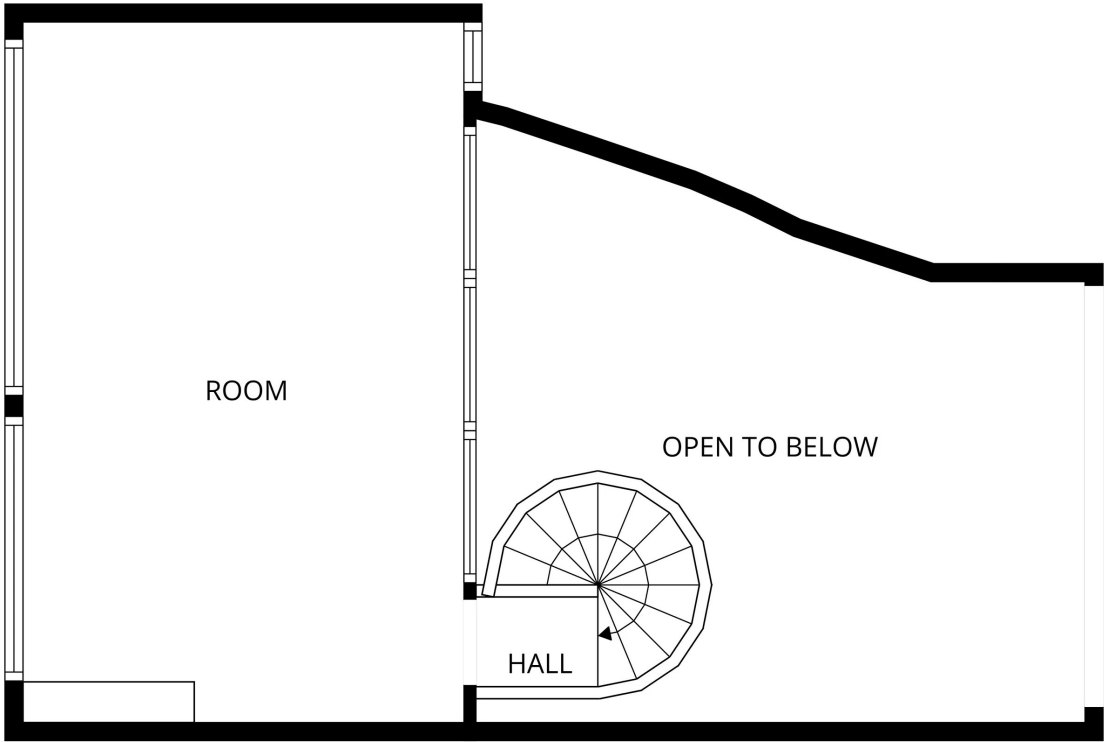
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FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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AERIAL MAP



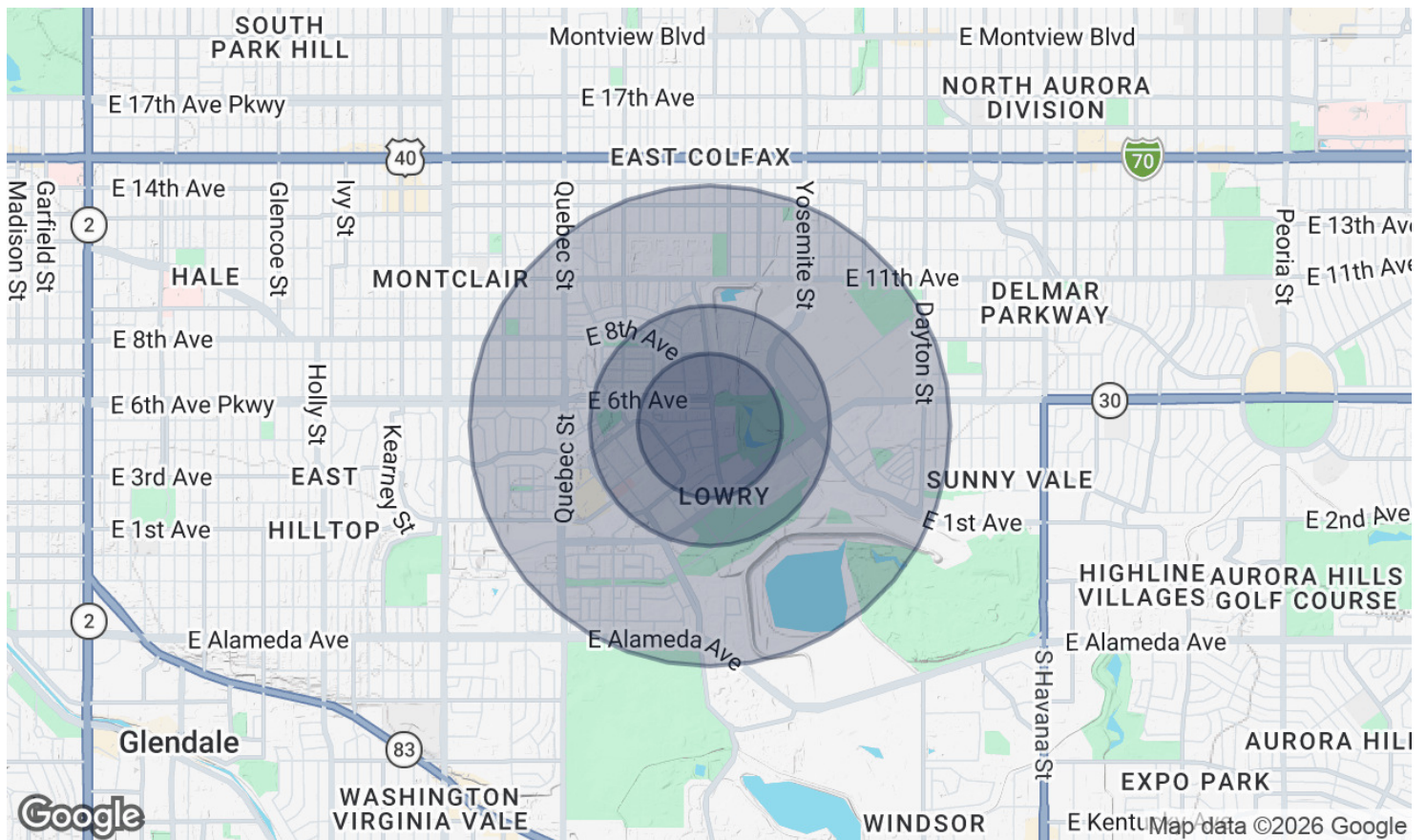
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,044	2,798	18,351
Average Age	44	43	38
Average Age (Male)	42	41	37
Average Age (Female)	45	44	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,370	7,739
# of Persons per HH	1.9	2	2.4
Average HH Income	\$161,420	\$179,994	\$138,526
Average House Value	\$996,151	\$1,050,850	\$846,057

2020 American Community Survey (ACS)

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